008.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,500 / 907,500
					USE VALUE:	907,500 / 907,500
					ASSESSED:	907,500 / 907,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUSSEY IPPOLITO CHRISTINE
Owner 2:	KARLBERG MICHELE T
Owner 3:	
Street 1:	134 SUMMER STREET
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	HUSSEY ROBERT & CHRISTINE I -
Owner 2:	KARLBERG MICHELE T -
Street 1:	134 SUMMER STREET
Twn/City:	ANDOVER
St/Prov:	MA Cntry
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2284 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4280.000	464,100	4,700	438,700	907,500
Total Card	0.098	464,100	4,700	438,700	907,500
Total Parcel	0.098	464,100	4,700	438,700	907,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.33 /Parcel: 397.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7539

GIS Ref

GIS Ref

Insp Date 10/21/17

!809!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	464,100	4700	4,280.	438,700	907,500		Year end	12/23/2021
2021	104	FV	443,000	4700	4,280.	438,700	886,400		Year End Roll	12/10/2020
2020	104	FV	443,000	4700	4,280.	438,700	886,400	886,400	Year End Roll	12/18/2019
2019	104	FV	343,900	4700	4,280.	466,100	814,700	814,700	Year End Roll	1/3/2019
2018	104	FV	322,400	5100	4,280.	340,000	667,500	667,500	Year End Roll	12/20/2017
2017	104	FV	302,300	5100	4,280.	296,100	603,500	603,500	Year End Roll	1/3/2017
2016	104	FV	302,300	5100	4,280.	252,300	559,700	559,700	Year End	1/4/2016
2015	104	FV	269,300	5100	4,280.	246,800	521,200	521,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:03:19

LAST REV

Date	Time
01/18/18	12:26:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUSSEY ROBERT &	43012-362		8/9/2004	Family	1	No	No		
DE RUBEIS PAUL/	22971-548		3/10/1993		202,000	No	No		Y

USER DEFINED

Prior Id # 1:	7539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	833	New Wind	6,274					
9/8/2011	1098	Porch	17,540	C				REBUILD FRONT PORC
11/23/2010	2326	Porch	14,500					REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
7/22/2014	External Ins	PC	PHIL C
2/3/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	276	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4280		Sq. Ft.	Site		0	80.	1.28	1									438,721						438,700	

Total AC/HA:	0.09826	Total SF/SM:	4280	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	438,721	Spl Credit		Total:	438,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10971975
Const Adj.:	0.98980200
Adj $ / SQ:	197.713
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630570
Depreciation:	166471
Depreciated Total:	464100

COMMENTS

PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 17 | BRs: 6 | Baths: 2 | HB

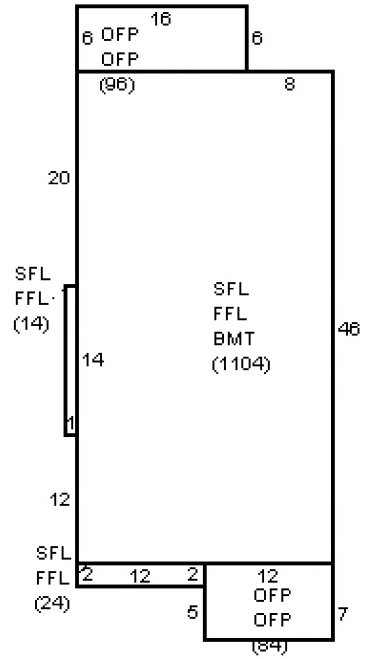
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
1	5	2	
Totals			
3	17	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,142	197.710	225,788
SFL	Second Floor	1,142	197.710	225,788
BMT	Basement	1,104	59.310	65,482
OFP	Open Porch	360	20.870	7,513

Net Sketched Area: 3,748 | Total: 524,571

Size Ad 2284 | Gross Area 3748 | FinArea 2284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	197.71
Special Features:	0	Val/Su Net:	123.83
Final Total:	464100	Val/Su SzAd	203.20

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

008.0-0004-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700